

# JEFFERSON COUNTY

## Zoning Department

### Annual Report for 2003

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#### DEPARTMENT STAFF

Bruce Haukom.....Planning and Zoning Director  
Rob Klotz.....Zoning and Planning Technician  
Jeff Simes .....Onsite Waste Systems Technician  
Michelle Staff.....Zoning/Onsite Waste Systems Technician  
Bob Mueller.....Solid Waste/Zoning Technician  
Deb Magritz.....Administrative Clerk  
Laurie Miller.....Zoning Assistant  
Sharon Ehrhardt.....Zoning Assistant

2003 saw a continued growth in revenues received by our department. This was due to the effect of sanitary permit fee increases as well as increased activity generally associated with the extraordinary low interest rates. In comparison, revenues received in 2001 were \$149,000, 2002 were \$180,000 and 2003 are \$250,000. Permit fee increases in zoning and sanitation were again modified effective January 1, 2004. We expect an additional \$80,000 to be realized by the end of this year. The solid waste program continues to be self-sustaining through the distribution of tipping fees from Deer Track Park Landfill between the Town of Farmington and Jefferson County. These fees total over \$100,000 annually. This program is also supplemented with state grant programs to assist in conducting hazardous waste collection events.

The Jefferson County Agricultural Preservation Plan and ordinances were adopted 4 years ago, and continues to provide measurable results. The last two years have demonstrated remarkable consistency in the number of lots created and acreage utilized for rural residential purposes. In 2002, 130 rural residential lots were created utilizing only 225 acres. In 2003, 122 lots were created utilizing 226 acres. We estimate that since the enactment of the plan and ordinance in March 2000, approximately 500 lots have been created in the Agricultural Plan area averaging 1.8 acres/lot. These figures are dramatic when comparing them to the annual amount of land utilized for rural residential purposes predating the plan. We've gone from approving 1,200 acres used for rural residential purposes to about 225 acres per year. Previous ordinances did not put a limit on size for A-3 zoned properties as well as allowing the ability to create 35-acre, A-1 zoned properties for building sites. Also, close to 15,000 acres have been identified as protected from additional rural residential lots as a consequence of landowners having utilized all their potential lots on their properties. The other important feature to be noted is the reduced impact on wooded acreage for residential development as a result of allowing a limited number of lots on prime agricultural soils. On an annual basis, we approve approximately 50 lots in prime agricultural soils, however, we utilize only 60 acres. Past policies took at least that amount of land to create only two lots in the A-1, Agricultural zone. This is a dramatic representation of a successful policy to preserve agricultural lands, while allowing a certain amount of land division on prime agricultural soils and reducing pressure on our limited wooded lands.

Four subdivisions encompassing eighty lots were also created within urban service areas of the plan or pre-existing residential zones that predated the plan. Three of these subdivisions were on private sewage systems, and one was on public sewer.

Construction of new homes increased by 25% in 2003 versus 2002 with 195 permits issued for home construction. This is in comparison to 155 in 2002, 177 in 2001 and 167 for 2000. Permits for private sewage system installation for new homes and replacement of failed systems totaled 235 in comparison to 214 the previous year.

The new plumbing code has provided new challenges to our department in familiarizing ourselves with a performance-based code. Much greater flexibility exists for installation of new private sewage system allowing systems to be placed in areas not previously allowed. Some believe this to be a negative, however, statewide it has substantially reduced the installation of holding tanks and this might prove to be better for the environment in the long run. Every system installed in Jefferson County must be inspected by the county as well as soil tests conducted in sensitive areas. This is a lot of inspection time, and the addition of our new technician should help greatly with this workload.

In addition to our responsibilities for inspecting new installations, investigating complaints about failed systems, and providing oversight for local soil testers and plumbers, the new code appears to be requiring more maintenance for all existing private sewage systems. We are closely monitoring the interpretation of this Department of Commerce regulation because it could increase dramatically our program responsibilities.

We continue to participate in the Wisconsin Fund Grant Program for the Rehabilitation of Failed Private Sewage Systems. This program has provided \$425,000 in grants to 130 Jefferson County families that meet funding requirements to assist in the replacement of private sewage systems that are directly impacting groundwater.

This department continues to be active in the enforcement of all the ordinances of which we have responsibility. They include the zoning, floodplain, subdivision and private sewage system ordinances. In 2003, approximately 96 letters of violation were sent out with compliance achieved on 72. The others are in various states of legal action. Many of our violations are junk related. Successful clean-up efforts have received favorable responses from town governments.

The Farmland Preservation Program continues to provide tax relief to area farmers as a result of Jefferson County having maintained an agricultural preservation plan approved by the Department of Agriculture, Trade & Consumer Protection. In 2002, Jefferson County became the first county in the state to have a new plan approved that complies with the complex requirements stated in Chapter 91 of the Wisconsin Statutes. Our county has been working with the state Land and Water Conservation Board to provide suggestions on how to change the program so as to provide a more streamlined approach to their review process.

The year 2003 provided continued advances to the solid waste program as a result of work by the Solid Waste Committee and staff. The Jefferson County Solid Waste & Recycling Plan for all county facilities was finalized and approved by the County Board recently. The plan will provide the framework for all county facilities to have and promote a uniform policy on solid waste and recycling practices. For the year 2003, Jefferson County received an additional \$109,000 in tipping fees from Deer Track Park Landfill to be utilized for solid waste programming as prescribed by negotiated agreement between Jefferson County, Town of Farmington and Deer Track Park. These annual fees fund the county program without the need for a tax levy. Removal of hazardous wastes from the county waste stream and educational programs have been of primary importance. To date, 335,528 pounds of hazardous waste have been removed, utilizing \$572,308 from the annual tipping fees.

### **CLEAN SWEEPS FOR 2004**

The Jefferson County Solid Waste Committee is now in its twelfth year of conducting hazardous waste removal events in the county. For the third year, Jefferson County is offering multiple events throughout the county. The schedule and locations will be as follows: March 18 in Jefferson; April 3 in Fort Atkinson; May 1 in Watertown; June 5 at Deer Track Park Landfill Site; August 7 in Fort Atkinson; September 11 in Watertown; and October 21 in Jefferson. The drop-off location in Fort Atkinson is at the Onyx/Superior Services facility at 1215 Klement Street; in Jefferson at the Jefferson County Fairgrounds; and in Watertown at the City of Watertown Recycling Center at 727 West Cady Street. A new drop-off location has been added at Deer Track Park Landfill off of Linmar Ln. across from the outlet mall in Johnson Creek. Registration is mandatory. Register for

the Fort Atkinson, Jefferson and Deer Track Park drop-off at (920)674-7430, and for the Watertown drop-off at (920)262-4020. All events run from 8:00 a.m. to noon.

The Jefferson County Solid Waste Committee and staff are now in their second full year of a partnership with the South East Wisconsin Waste Reduction Coalition (SEWWRC). The coalition is a unique and successful public/private partnership between more than 45 businesses, government, non-profit organizations, community groups and educators to reach common goals relating to waste minimization and recycling. Considered nationally as a model program for communities to replicate, the Be Smart (Save Money and Reduce Trash) Waste Reduction Education Campaign uses a strategy that incorporates the use of e-mail, a toll-free telephone hotline (1-886-917-6278) and a web site at [www.besmart.org](http://www.besmart.org) to link all partners and programs. Programs include: 1) Green Pages, an annual supplement in the Milwaukee Journal Sentinel; 2) Planet Well, an annual supplement in the Jefferson County Daily Union and the Watertown Daily Times; 3) Education and outreach, focusing on the Be Smart Scholarship competition for high school and college students; 4) Festival and special event waste reduction and recycling.

Jefferson County solid waste staff, in concert with the Coalition, are now available to help Jefferson County businesses get involved in increasing their participation/exposure in waste reduction activities, including scholarship participation. Coalition members are available to give presentations to prospective Jefferson County students interested in projects to reduce waste in their community and to participate in the scholarship opportunities. Coalition members are also available to offer presentations depicting successful programs for Jefferson County festival and special event organizers. These services are available to all persons, schools, organizations and businesses throughout Jefferson County.

During 2003, many activities have occurred in Jefferson County facilitated by the Solid Waste Committee, county staff, UW Extension and the Be Smart Coalition. Presentations to high school and college students took place toward encouraging projects for the 2004 scholarship opportunities. An increased presence and improved efficiencies regarding recycling have occurred at Watertown's Riverfest, Lake Mills' Fall Festival and Craft Show, Jefferson's car shows, the Jefferson County Fair and at Gemuetlichkeit Days. Work continues on two separate Earth Day supplements which have been published in the Daily Jefferson County Union and the Watertown Daily Times in 2003 and 2004.

If you have any questions on the seven scheduled clean sweep events for 2004 or the activities associated with the Be Smart Campaign, please contact Robert Mueller at the Jefferson County Zoning Department at (920) 674-7130.

## 2003 ZONING REVENUES

Permits Issued/Public Hearing Fees/Survey Review Fees, etc.....\$183,124  
Farmland Preservation Program Recertification.....\$ 1,072  
**ZONING AND LAND USE REVENUES.....\$ 184,196**

## 2003 SANITATION REVENUES

### SANITARY PERMITS

236 Sanitary Permits Issued in 2003.....\$ 65,600  
Sanitation Fees Due State.....\$ 17,700  
**TOTAL SANITARY PERMIT FEES.....\$ 83,300**

### WISCONSIN FUND

County Fees Received in 2003 from Three Applicants.....\$ 300  
State Grant-Program Year 2002-2003.....\$ 20,104  
**TOTAL WISCONSIN FUND REVENUES.....\$ 20,404**  
**Grant Monies Redistributed.....\$ 20,104**  
**NET COUNTY RECEIPTS FROM WISCONSIN FUND.....\$ 300**

**TOTAL SANITATION REVENUES.....\$ 103,704**  
**Less Redistribution and State Fees.....\$ 37,804**  
**NET COUNTY SANITATION RECEIPTS-**  
**PERMITS & WI FUND.....\$ 65,900**

## NET COMBINED FUNDS

Zoning and Land Use Revenues.....\$184,196  
Sanitary Permits.....\$ 65,600  
Wisconsin Fund Net Receipts.....\$ 300

**TOTAL ZONING AND SANITATION REVENUES.....\$250,096**

## 2003 ZONING REPORT

### *LAND USE PERMIT BREAKDOWN*

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction .....	195
Additions to Single Family Construction .....	178
 New Multi-Family Construction .....	 12
New (Or Moved/Relocated) Mobile Home Placements .....	1
Additions to Mobile Homes .....	0
 Other Non-Housekeeping Shelter.....	 0
 New Attached or Detached Garages .....	 148
 New Amusement, Social or Recreational Buildings .....	 3
 New Churches and Other Religious Buildings .....	 0
 New Industrial Buildings.....	 8
 New Parking Garages .....	 0
 New Service Stations & Repair Garages.....	 0
 New Hospitals and Institutional .....	 0
 New offices, Banks and Professional.....	 0
 New Public Works and Utilities.....	 5
 New Schools and Other Educational.....	 1
 New Stores and Customer Service .....	 1
 New Other Non-Residential Buildings .....	 134
 Structures Other than Buildings.....	 55
 Moved/Relocated Detached Structures .....	 0
 Additions to Any Non-Residential Buildings .....	 34
 Sign Permits.....	 11
 Shoreland/Wetland Permits .....	 14
 Floodplain Permits.....	 9
<b>TOTAL .....</b>	<b>809</b>

TYPE OF SYSTEM	TOTAL PERMITS ISSUED
New Construction At-Grade Systems .....	0
At Grade Systems as Replacements for Existing Construction.....	0
New Construction Aerobic Treatment Unit Systems.....	0
Aerobic Treatment Unit Systems as Replacements for Existing Construction.....	0
New Aerobic Treatment Unit/Mound Systems.....	1
New Aerobic Treatment Unit/Pressurized In-Ground Systems.....	2
Addition of an Aerobic Treatment Unit to Existing System.....	1
New Construction Holding Tanks .....	2
Holding Tanks as Replacements for Existing Construction .....	7
Holding Tanks as Tank Replacements Only.....	0
New Construction Mound Systems .....	44
Mounds as Replacements for Existing Construction .....	33
Additions to Mound Systems.....	0
Tank Replacements for Mound Systems.....	1
New Construction Non-Pressurized In-Ground Systems.....	74
Non-Pressurized In-Ground Systems as Replacements for Exist. Construction..	63
Non-Pressurized In-Ground Systems – Tank Replacements.....	4
Additions to Non-Pressurized In-Ground Systems.....	0
System Repair to Non-Pressurized In-Ground Systems.....	1
Reconnection of Septic Tank to Non-Pressurized In-Ground Systems.....	1
New Construction Pressurized In-Ground Systems.....	1
Addition to Pressurized In-Ground Systems.....	0
<b>TOTAL NEW &amp; REPLACEMENT SYSTEMS.....</b>	<b>235</b>
<b>TOTAL TRANSFER PERMITS.....</b>	<b>0</b>
<b>TOTAL VOID PERMITS .....</b>	<b>0</b>
<b>TOTAL REISSUE PERMITS.....</b>	<b>1</b>
<b>TOTAL PERMITS ISSUED .....</b>	<b>236</b>
<b>TOTAL REVISIONS.....</b>	<b>2</b>

## 2003 LANDS REZONED SUMMARY

<u>EXISTING ZONE</u>	<u>PROPOSED ZONE</u>	<u>LOTS APPROVED</u>	<u>ACRES REZONED</u>
Agricultural A-1	A-3, Rural Residential	122	226.015
Agricultural A-1	Industrial	0	.000
Agricultural A-1	Natural Resources	13	150.504
Agricultural A-1	A-2, Agribusiness	7	16.329
Industrial	A-2, Agribusiness	0	.000
Agricultural A-1	Residential R-2	4	.072
A-2, Agribusiness	A-3, Rural Residential	0	1.160
Industrial	Residential R-1	0	1.600
Agricultural A-1	Residential R-1	0	63.000
Agricultural A-1	Business	0	.000
Residential R-2	Residential R-1	2	.502
A-3, Rural Residential	Agricultural A-1	1	10.370
Residential R-1	A-2, Agribusiness	1	.000
Residential R-1	Business	0	1.335
Agricultural A-1	Community	1	.120
A-3 Rural Residential	Rural Residential	0	.000
A-2, Agribusiness	Agricultural A-1	0	.000
A-3, Rural Residential	A-3, Rural Residential	1	1.710
<b>TOTALS</b>		<b>152</b>	<b>472.717</b>

YEAR	TYPE	NET WT (lbs.)	COST	PARTICIPANTS	GRANT \$	TYPE OF GRANT
1992	Household	5,065	\$35,765	243	\$15,000	DNR Grant
1993	Agricultural	7,025	\$33,365	61	\$8,000	Donation
1994	Household	14,363	\$42,372	341	\$15,000	DNR Grant
1995	Agricultural	14,196	\$37,825	75	\$35,000	DATCP Grant
1996	Household	22,042	\$34,573	429		None
1997	Agricultural	13,160	\$26,853	45	\$15,958	DATCP Grant
1998	Household	25,187	\$34,273	413	\$15,000	DNR Grant
2000	Agricultural/Business	52,599	\$60,774	188	\$25,597	DATCP Grant
2000	Household	32,076	\$39,141	420	\$15,000	DNR Grant
2001	Agricultural/Business	36,303	\$63,913	136	\$23,714	DATCP Grant
2002	Household, Agricultural/ Business	50,304	\$67,509	488	\$24,000	DATCP Grant
2003	Household, Agricultural/ Business	63,208	\$95,945	463	\$42,698 \$15,000	DATCP Grant DNR Grant
<b>TOTALS</b>		<b>335,528</b>	<b>\$572,308</b>	<b>3,302</b>		

*\* The Jefferson County Board annually sponsors the Clean Sweep Program, and County contributions represent the difference between cost and grants.*